

## Planning Service

**Emma Williamson** Assistant Director Planning Service

- NOTE:
1. You can find advice in regard to your rights of appeal at:  
[www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent](http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent)
  2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.  
For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email [building.control@haringey.gov.uk](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).

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### HGY/2017/2886

The following conditions have been applied to this consent and these conditions must be complied with:

#### 1. Time limit (2 years)

The development hereby authorised must be begun not later than the expiration of 2 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

#### 2. Approved drawings

The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

WGR-CAA-XX-XX-DR-A-0100/P1; 0101/P1; 0102/P1; 1001/P3; 1002/P3; P1003/P2; 2000/P4; 2001/P4; 2002/P4; 2003/P5; 2004/P4; 2005/P3; 2006/P2; 2010/P4; 2011/P3; 2012/P3; 2020/P3; 3001/P3; 3002/P3; 3003/P4; 3004/P4; 3005/P4; 3006/P4; Email received from Bryony P Jennings on 12/03/2018 (Affordable Mix & Location)

Reason: In order to avoid doubt and in the interests of good planning.

#### 3. Materials to be approved

Prior to the commencement of above ground works to the development hereby approved details of appropriately high quality and durable finishing materials to be used for the external surfaces of the development, including samples shall be submitted to and approved in writing by the Local Planning Authority. Samples shall include example external panelling at a minimum, combined with a schedule of the exact product references for other materials.

Reason: In order to protect the character and appearance of the area and to protect the amenity of local residents in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

#### 4. Cycle parking design

Prior to the commencement of above ground development hereby approved details of the provision and design of cycle parking shall be submitted to and approved by the Local Authority be at the very least in accordance with the 2016 London Plan and London Cycle Design Standard and accredited to a minimum of PAS24:2016 accreditation, with self closing, self-locking mechanism, fob access into the store and push button to release to exit and as far as practicable provision shall be in accordance with the Publication London Plan 2020.

Reason: To promote travel by sustainable modes of transport and to comply with the London Cycle Design Standard and secure by design standards.

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### 5. Electric charging facilities

Prior to the first occupation of the development hereby approved a provision of 20% of the total number of car parking spaces shall have active electric charging points, with a further passive provision for conversion of all parking spaces to be equipped with electric charging points and such provision shall be retained thereafter unless otherwise agreed in writing.

Reason: To comply with the Further Alteration to the London Plan and the London, and reduce carbon emission in line with the Council's Local Plan Policy SP4.

### 6. Delivery, service and waste management plan

Prior to the first occupation of the development hereby approved, a Delivery and Servicing Plan (DSP) shall be submitted to and approved by the Local Planning Authority. Such DSP shall include a waste management plan which includes details of how refuse is to be collected from the site and secure bin store areas and shall be prepared in line with the requirements of the Council's waste management service which must ensure that all bins are within 10 metres carrying distances of a refuse truck on a waste collection day.

Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway.

### 7. Refuse storage:

Prior to the first occupation of the residential and commercial units hereby approved details of separate refuse storage facilities shall be submitted to and approved by the Local Planning Authority in shall be accredited to a minimum of PAS24:2016, be self closing, self locking with two Maglock minimum. Access and exit should be via fob only from the core of the building with push button or thumb turn release into the public highway.

Reason: To ensure secure systems for refuse storage and safety of residents.

### 8. Gated access to the car park

Prior to first occupation of the development hereby approved details of the entrance to the undercroft car parking facility shall be submitted to and approved in writing by the Local Planning Authority and shall be retained as such in perpetuity unless otherwise agreed in writing. Any gates shall be accredited to LPS 1175 SR2 and to be fob access entry and exit only.

Reason: To ensure the safe and secure access to this area and in the interest of the visual character of the area.

### 9. Design code for public realm

Prior to commencement of the relevant phase of development (save for demolition) hereby approved a detailed design code for the public realm areas of and surrounding the site, shall be submitted to and approved in writing by the Local Planning Authority. Public realm works shall be undertaken in accordance with this design code and shall be retained as such thereafter, unless otherwise agreed in writing.

Reason: to ensure a coherent and linked approach between the site and surrounding allocated sites.

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### 10. Piling Method Statement

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To ensure the piling does not impact on any infrastructure.

### 11. Crossrail 2 safeguarding

The relevant phase of the development hereby permitted shall not be commenced (save for demolition) until detailed design and Construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling and any other temporary or permanent installations and for ground investigations have been submitted to and approved in writing by the Local Planning

Authority which:-

- (i) Accommodate the proposed location of the Crossrail 2 structures including temporary works
- (ii) Accommodate ground movement arising from the construction thereof,
- (iii) Mitigate the effects of noise and vibration arising from the operation of Crossrail 2 within its tunnels and other structures.

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs 1(i), 1 (ii) and 1 (iii) of this condition on shall be completed, in their entirety, before any part of the building[s] hereby permitted is/are occupied. No alteration to these aspects of the development shall take place without the approval of the Local Planning Authority in consultation with Crossrail 2.

Reason: To ensure safeguarding of future Crossrail 2 route.

### 12. External lighting

Prior to first occupation of the development hereby approved details of all permanent external lighting to building facades, street furniture and public realm features, including the relevant elements of the wind mitigation strategy, to comply with British Standard 5489:2003, utilizing dusk till dawn photo electrical cell lighting with manual override, shall be submitted to and approved in writing by the Local Planning Authority. The agreed lighting scheme shall be retained as such thereafter.

Reason: To ensure the design quality of the development and also to safeguard residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

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### 13. Business and Community Liaison construction Group

For the duration of the construction phase of development the Applicant will establish and maintain a Liaison Group having the purpose of:

- a) informing local residents and businesses of the design and development proposals;
- b) informing local residents and businesses of progress of preconstruction and construction activities;
- c) considering methods of working such as hours and site traffic;
- d) providing local residents and businesses with an initial contact for information relating to the development and for comments or complaints regarding the development with the view of resolving any concerns that might arise;
- e) producing a leaflet prior to commencement of demolition for distribution to local residents and businesses identifying progress of the Development and which shall include an invitation to register an interest in the Liaison Group;
- f) providing advanced notice of exceptional works or deliveries;
- g) providing telephone contacts for resident's advice and concerns.

The terms of reference for the Liaison Group should be submitted to the Council for approval prior to commencement of the development. The Liaison Group will meet at least once every month with the first meeting taking place one month prior to the commencement of development and the meetings shall become bimonthly after the expiry of a period of four (4) months thereafter or at such longer period as the Liaison Group shall agree.

Reason: In order to ensure satisfactory communication with residents, businesses and local stakeholders throughout the construction of the development.

### 14. Confirmation of site levels

Prior to the commencement of the relevant phase of development (except demolition works) details of all existing and proposed levels on the site in relation to the adjoining properties be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respect the amenity and proportions of the site.

### 15. Contamination (1)

Using the information from the CGL contamination report a site investigation shall be designed for the site. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- 1. a risk assessment to be undertaken,
- 2. refinement of the Conceptual Model, and
- 3. the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

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B) If the updated risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation and the potential effects set out in the Environmental Statement dated December 2016, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

### 16. Contamination (2)

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

### 17. Mobile machinery

No works shall commence on the site until all plant and machinery to be used at the demolition and construction phases meets Stage IIIA of EU Directive 97/68/ EC for both NO<sub>x</sub> and PM and all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

### 18. Mobile machinery inventory

An inventory of all NRMM must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

### 19. Additional AQ assessment (energy centre detail)

Prior to above ground works, a revised Air Quality assessment including predicted concentrations incorporating combustion plant emissions and an AQ neutral assessment with a comparison of development emissions against London Plan emission benchmarks for buildings. Details shall include and relate to transportation details and confirm that the emissions from this single Energy Centre are managed, which shall be mitigated in line with the GLA Air Quality SPG and shall include flue dispersal models, and emissions management on the pollutants.

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Reason: To Comply with Policy 7 and to ensure that the residents in this building and neighbouring buildings are not impacted by these emissions.

### 20. Air Quality (Dust)

Prior to the commencement of the relevant phase of development hereby approved, an Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, shall be submitted in writing to and for approval by the Local Planning Authority. The (AQDMP) shall be in accordance with the GLA SPG Dust and Emissions Control and include an updated Dust Risk Assessment in substantial accordance with the Dust Risk Assessment dated December 2016. The plan shall be implemented as approved and maintained for the duration of the construction phase of the development.

Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policy 7.14 in the London Plan (2016).

### 21. Secured by Design certification

Part A - Prior to carrying out above grade works of each building or part of any new building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such parts of a building can achieve full Secured by Design' Accreditation. The development shall only be carried out in accordance with the approved details.

Part B - Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use.

Reason: In the interest of security of future residents.

### 22. Secure lobby detailing

Prior to the first occupation of the development hereby approved, details for the communal entrance lobby and access system, including key fob entry system and internal mailboxes for each apartment shall be submitted to and approved by the Local Planning Authority and shall be retained as such unless otherwise approved in writing.

Reason: In the interest of security of future residents.

### 23. CCTV installation

CCTV systems shall be installed to BS EN 50132-7:2012 CCTV surveillance systems for use in security applications. The design of a CCTV system should be co-ordinated with the existing or planned lighting system for the buildings and the external grounds, to ensure that the quality of the lighting is sufficient to support the CCTV. Remotely monitored detector activated CCTV systems must be installed in accordance with BS 8418:2010 Installation and remote monitoring of detector operated CCTV systems - Code of practice

Reason: In the interest of security of future residents.

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### 24. Confirmation of achieving energy efficiency standards and carbon reduction targets

The development shall be in accordance with the efficiency standards as set out in the Energy Strategy, by Project 23, Revision P1, dated July 2017 and shall achieve BREEAM Excellent and Home Quality Mark 3 Stars and maintained as such thereafter. A post construction certificate shall then be issued by an independent certification body, confirming this standard has been achieved. This must be submitted to the local authority at least 6 months of completion on site for approval. In the event that the development fails to achieve the agreed rating for the whole development, a full schedule and costings of remedial works required to achieve this rating shall be submitted and approved by the Local Planning Authority within 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the local authority's approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

Reasons: In the interest of addressing climate change and to secure sustainable development in accordance with London Plan (2011) policies 5.1, 5.2, 5.3 and 5.9 and policy SP04 of the Local Plan.

### 25. Roof top PV panels

Prior to the occupation of the development for residential purposes, details of the layout and specification of the PV solar panel installation for each individual building hereby approved shall be submitted in writing to and approved by the Local Planning Authority. The installation shall be constructed in accordance with the approved details and maintained thereafter.

Reason: To ensure sustainable development and mitigate the impacts of climate change in accordance with policies 5.1, 5.2 and 5.3 of the London Plan.

### 26. Overheating

Prior to commencement of the relevant phase of development (save for demolition), minimal risk of overheating shall be insured through the compilation of results of dynamic thermal modelling (under London's future temperature projections) for all internal spaces shall be submitted to and approved by the Local Planning Authority and shall be operational prior to the first occupation of the development hereby approved.

Details in this strategy will include measures that address the following:

- the standard and the impact of the solar control glazing;
- that the overheating pipe work space is designed in to the building allow the retrofitting of cooling and ventilation equipment
- what passive design features have been included
- what mitigation strategies are included to overcome any overheating risk

This model and report should include details of the design measures incorporated within the scheme (including details of the feasibility of using external solar shading and of maximising passive ventilation) to ensure adaptation to higher temperatures are included. Air Conditioning will not be supported unless exceptional justification is given. Once approved the development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.

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Reason: London Plan Policy 5.9 and local policy SP04 and in the interest of adapting to climate change and to secure sustainable development.

### 27. Boilers

Prior to installation, details of the Ultra Low NOx boilers for space heating and hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh.

Reason: To Comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction.

### 28. Tree replacement

Prior to the first occupation of the development hereby approved, details of the proposed native species of replacement trees shall be submitted to and approved by the Local Planning Authority and shall be planted in accordance with the tree planting plans hereby approved. Any tree or plant on the development (including roof top amenity areas) which, within a period of five years of occupation of the approved development 1) dies 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant.

Reason: To retain the character and appearance of the site and to protect the amenity of local residents in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

### 29. Sustainable drainage

Prior to the commencement of above ground works details of the design, implementation, maintenance and management of the sustainable drainage scheme shall be submitted to, and approved in writing by, the local planning authority. Those details shall include:

1. Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
2. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
3. Flood water exceedance routes, both on and off site;
4. A timetable for its implementation, and
5. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

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Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Policy 5.13 of the London Plan.

### 30. Hard and soft landscaping

Prior to the commencement of above ground works, full details of both hard and soft landscape works for the public realm areas, roof garden, podium garden, undercroft parking shall be submitted to and approved in writing by the Local Planning Authority and these works shall thereafter be carried out as approved. These details shall include:

- a) proposed finished levels or contours;
- b) means of enclosure;
- c) car parking layouts;
- d) Child play space provision;
- e) other vehicle and pedestrian access and circulation areas;
- f) hard surfacing materials;
- g) minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
- h) proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); and
- i) measures to mitigate the amenity impacts from the configuration of amenity space

Soft landscape works shall include:

- j) planting plans;
- k) written specifications (including written specifications (including cultivation and other operations associated with plant and grass establishment);
- l) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- m) implementation and management programmes.

The soft landscaping scheme shall include detailed drawings of:

- n) those existing trees to be retained;
- o) those existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- p) those new trees and shrubs to be planted together with a schedule of species;
- q) green/podium roof details including details on substrate depth;
- r) ground floor planting;
- s) communal roof gardens planting.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

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Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Plan 2016 and Policy SP11 of the Local Plan 2017.

### 31. Configuration of child playspace

Prior to the first occupation of the development hereby approved, a plan for the location of accessible playspace and calculation of projected children within the development shall be submitted to and approved by the Local Planning Authority. Such a plan shall provide sufficient amount of playspace and suitable play equipment for the projected number of children on site

Reason: To ensure adequate child playspace provision in accordance with London Plan Policy 3.6.

### 32. Accessible dwellings

All the residential units will be built to Part M(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended) and at least 10% shall be wheelchair accessible or easily adaptable for wheelchair use in accordance with Part M4(3) of the same Regulations, unless otherwise agreed in writing with the Local Planning authority.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with Local Plan 2017 Policy SP2 and London Plan Policy 3.8.

### 33. Internal noise levels within residential

The completion of the residential units shall be in accordance with the Environmental Noise Assessment (6415727/4 – July 2017), with the installation of appropriate double glazed insulating units together with the provision of forced ventilation, the internal noise levels within the proposed residential units (with the windows closed) will be in accordance with BS8233:2014. A test shall be carried out prior to the discharge of this condition to show that the required noise levels have been met and the results submitted to the Local Planning Authority for approval.

Reason: To ensure high quality residential development

### 34. Sound insulation

Prior to the commencement of the relevant phase of development (save for demolition), details of a sound insulation scheme to be installed between the commercial premises on the ground floor and residential premises on the first floor shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Environmental Health Officer. The scheme shall be installed as approved prior to any commercial occupation of the site and shall be maintained thereafter.

Reason: To protect the amenity of the locality.

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### 35. Plant noise limits

Noise arising from the use of any plant and or associated equipment shall not increase the existing background noise level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest residential or noise sensitive premises. The applicant shall also ensure that vibration/structure borne noise derived from the use of any plant equipment does not cause noise nuisance within residential or noise sensitive premises.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2016 and Policy DM1 of The Development Management DPD 2017. This shall be in accordance with sections 2.25 and 5.24 of the Environmental Noise Assessment that and this condition shall remain enforceable throughout the duration of its use.

### 36. Central dish / receiving system

Prior to the occupation of the development, details of a Central Satellite Dish / Receiving System for the residential units hereby approved shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter and the placement of any Additional satellite dish or television antenna on any external surface of the development is precluded.

Reason: To protect the amenity of the locality.

### 37. Obscure glazing in SW Elevation

Before the first occupation of the development hereby permitted, the residential windows in the south-western elevation shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The windows shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining properties.

### 38. Amended roof access design for 4th Core

Notwithstanding the information on the drawings hereby approved, a detailed drawing depicting the design, scale, massing of the access to the 4th Core roof area shall be submitted to and approved by the Local Planning Authority and such access shall be implemented in accordance with such drawings and retained as such unless otherwise agreed in writing.

Reason: To ensure access for all residents to the area of the roof and to protect the character and appearance of the area.

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### 39. Comprehensive shopfront detail

Prior to the first occupation of the flexible retail units and medical centre hereby approved a scheme for the provision of a coherent and high quality fascia design for future signage, awnings and frontage details shall be submitted to and approved in writing by the Local Planning Authority and shall be retained as such unless otherwise approved in writing.

Reason: In order to protect the character and appearance of the proposed building and to protect the amenity of local residents in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

### 40. No A5 retail use

Notwithstanding the information on the drawings hereby approved, no use of the flexible retail units hereby approved shall be used as hot food takeaway (A5) use unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure suitable uses and a vibrant frontage is created and to protect the residential living conditions.

### 41. Revised parking layout

Notwithstanding the approved plans, a revised parking layout demonstrating how access for maintenance / works to the Moselle River will be maintained, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant phase of development. The development shall thereafter be built only in accordance with the approved details.

Reason: To safeguard the Moselle River and its potential for future de-culverting in accordance with Policy SP5 of the Haringey Local Plan, DM28 of the Haringey DM DPD.

### 42. Contamination remediation

Prior to each phase of development approved by this planning permission no development (save for demolition) shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

#### 1. A preliminary risk assessment which has identified:

- all previous uses;
- proposed uses (e.g. piling and foundations, re-landscaping)
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors; and
- potentially unacceptable risks arising from contamination at the site.

#### 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

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3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components will require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution.

### 43. Phased remediation reporting

Prior to each phase of development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete.

### 44. Contamination monitoring and mediation plan

The relevant phase of development hereby approved may not commence (save for demolition) until a monitoring and maintenance plan in respect of contamination for the relevant phase, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the site does not pose any further risk to human health or the water environment and to ensure proposed intrusive ground works (e.g. piling) do not cause a detrimental impact to the groundwater and are suitably mitigated.

### 45. No further development if culvert contamination from construction

Following commencement of the relevant phase hereby approved, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

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Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources, prevent deterioration of a water quality element to a lower status class; prevent the recovery of a protected area and the deterioration of a drinking water protected area.

### 46. No infiltration of surface water drainage unless permitted by LPA

No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution caused by mobilised contaminants and to prevent deterioration of a water quality element to a lower status class; prevent the recovery of a protected area and the deterioration of a drinking water protected area

### 47. No penetrative construction methods (boreholes, piling etc) unless permitted by LPA

No piling and deep foundation designs, investigation boreholes, ground source heating and cooling systems using penetrative methods shall be carried out on site other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed intrusive ground works does not harm groundwater resources in line with paragraph 109 of the National Planning Policy Framework and The Environment Agency's approach to groundwater protection March 2017 Version 1.0

### 48. Management of boreholes

Prior to the commencement of the relevant phase (save for demolition) hereby approved a scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 109 of the National Planning Policy Framework and Position Statement A8 of the Environment Agency's Groundwater Protection: Principles and Practice.

### 49. Phasing Strategy

This shall be a phased development in accordance with the phasing plan schedule set out in drawing WGR-CAA-XX-XX-DR-A-2005/P3 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development progresses as required and in accordance with staggered CIL payments.

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### 50. Medical Centre

Prior to the commencement of any shell and core fit out of the medical centre full plans detailing the internal layout of the medical centre hereby approved shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure the layout is suitable for the end user.

### 51. CHP Feasibility

Prior to the commencement of the relevant phase (save for demolition) hereby approved details of the following will be required to be submitted and approved in writing by the Local Planning Authority:

- a). The proposed CHP including capacity and efficiency of plant and associated thermal store;
- b). Analysis of energy consumption and generation profiles to demonstrate how the CHP can potentially operate in tandem with the thermal store to deliver 100% of the development's heat as set out in the Energy Strategy;
- c) The management of the CHP taking into account how it will be maintained and how its operation will be scheduled to deliver 100% of the development's heat as set out in the Energy Strategy; and
- d) Demonstration that the proposed CHP operation to meet 100% of the development's heat load is economically preferable to obtaining some or all of the development's heat requirement from boiler plant for approval.

Once approved the development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority. Should this not be possible or feasible then an alternative Energy Statement excluding CHP use shall be submitted to and approved by the Local Planning Authority.

### 52. Fire Statement

(a) No above ground works for each block shall commence, until a detailed Fire Statement for the relevant Block has been submitted to and approved in writing by the Local Planning Authority. The Fire Statement shall include full details on:

- (i) the building's construction: methods, products and materials used, including manufacturers' details
- (ii) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach
- (iii) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
- (iv) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
- (v) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
- (vi) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

(b) The Block shall be thereafter be constructed and managed in accordance with the relevant approved Fire Statement

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Reason: To enable the Local Planning Authority to assess the detailed fire strategy for these buildings in accordance with Policy D12 in the Intend to Publish London Plan (2020).

### 53. No Permitted Change for Medical Centre

Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall be used as a medical centre (use class E(e)) only and shall not be used for any other purpose including any purpose within Class E(e) or any other use class unless approval is obtained to a variation of this condition through the submission of a planning application.

Reason: In order to restrict the use of the premises to one compatible with the surrounding area because other uses within the same Use Class or another Use Class are not necessarily considered to be acceptable consistent with Policy DM1 of The Development Management DPD 2017.

### INFORMATIVE: S106

This permission is governed by a S106 agreement pertaining to: Affordable Housing, NHS facility provision, energy centre connection, carbon offset contribution, highways/transport contributions, considerate contractors, local labour and training, Moselle River option to de-culvert, supplemental deed, third party implementation and monitoring fees.

### INFORMATIVE : PROACTIVE

In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

### INFORMATIVE : CIL

Based on the information given on the plans, the Mayoral CIL charge will be £721,089.95 (11,909sqm x £60.55) and the Haringey CIL charge will be £2,449,124.70 (10,653sqm x £229.90). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

### INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

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### INFORMATIVE : Hours of Construction

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

### INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

### INFORMATIVE : Naming and numbering

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

### INFORMATIVE : Sprinklers

The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier.

### INFORMATIVE : Surface water drainage

With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

### INFORMATIVE : Minimum pressure

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

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### INFORMATIVE: CCTV

CCTV systems may have to be registered with the Information Commissioner's Office (ICO) and be compliant with guidelines in respect to Data Protection and Human Rights legislation. Further information is available at this website: [www.ico.gov.uk](http://www.ico.gov.uk). For guidance on the use of CCTV images as legal evidence see also BS7958:2009 Closed circuit television (CCTV). Management and operation. Code of practice. This document provides guidance and recommendations for the operation.

### INFORMATIVE: CROSSRAIL

Applicants should refer to the Crossrail 2 Information for Developers available at [crossrail2.co.uk](http://crossrail2.co.uk). Crossrail 2 will provide guidance in relation to the proposed location of the Crossrail 2 structures and tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the use of the tunnels. Applicants are encouraged to contact the Crossrail2 Safeguarding Engineer in the course of preparing detailed design and method statements. In addition, the latest project developments can be found on the Crossrail 2 website [www.crossrail2.co.uk](http://www.crossrail2.co.uk), which is updated on a regular basis. I hope this information is helpful, but if you require any further information or assistance then please feel free to contact a member of the Safeguarding Team on 0343 222 1155, or by email to [safeguardcrossrail2@tfl.gov.uk](mailto:safeguardcrossrail2@tfl.gov.uk)

### INFORMATIVE: SECURE BY DESIGN

In aiming to satisfy this condition the applicant should seek the advice of the Police Designing Out Crime Officers (DOCOs). The services of the Police DOCOs are available free of charge and can be contacted via [docomailbox.ne@met.police.uk](mailto:docomailbox.ne@met.police.uk) or 0208 217 3813. It is the policy of the local planning authority to consult with the DOCOs in the discharging of community safety condition(s). The Supplementary Planning Documents 'Designing Safer Places' and 'Landscaping' provide further additional guidance supporting the recommendations. Section 17 of the Crime and Disorder Act 1988 states "It shall be the duty of each Authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on and the need to do all it reasonably can to prevent Crime and Disorder in its area", as clarified by PINS953.

### INFORMATIVE: FREIGHT

The Applicant has not submitted a framework Delivery and Servicing Plan (DSP) or outline Construction Logistics Plan (CLP) as part of this application. This is a shortcoming against TfL guidance and London Plan policy 6.14 "Freight". The Applicant should provide these documents for TfL to review. Based on information provided in the TA on deliveries and servicing, we advise the applicant to consider the management of larger vehicles that may visit the site (for example HGVs); particularly how they will travel to loading bays along Brook Road, which is very narrow. A full Delivery and Servicing Plan should be secured by condition and a Detailed Construction Logistics Plan should be secured by pre-commencement condition. These documents should follow TfL guidance, available here: <https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/guidance-by-transport-type/freight>.

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### INFORMATIVE: TRAVEL PLANS

A Travel Plan has been submitted for the residential element of the scheme. The baseline scenario follows on from the mode splits set out in the TA, which accords with TfL guidance. However, the year 1, 3 and 5 mode splits remain the same as the baseline scenario, which is unacceptable. Whilst we recognise that this is a 'car-free' development (except for accessible spaces), the Travel Plan should still contain ambitious targets which match the Mayor's aspirations for a major shift to sustainable modes of transport and active travel (walking and cycling), as reflected in the draft Mayor's Transport Strategy and Healthy Streets for London documents. The applicant should therefore provide a new Travel Plan which sets ambitious targets for mode shift to walking and cycling, with measures that link to the targets.

### INFORMATIVE: COMMERCIAL DESIGN

All commercial aspects to be designed to achieved Commercial SbD accreditation with particular emphasis on the accredited products such as LPS1175 SR2 doors and windows to prevent hostile intrusion in the event that there is no capable guardian present outside of operational hours.

### INFORMATIVE: MEDICAL CENTRE SECURITY

Consideration must be given to an access control lobby and or sanctuary staff room.

### INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2016, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.



**Dean Hermitage**  
**Head of Development Management and Planning Enforcement**  
**Planning Service**

**22/02/2021**

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